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Doc#: 1235241082 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2012 12:52 PM Pg: 1 of 4

120346808403

1/1

MAIL TO:

MUHAMMAD S KHAN
1590 SOUTHRIDGE TRAIL
ALGONQUIN, IL 60102

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 5 day of NOVEMBER 2012., between **Fannie Mae a/k/a Federal National Mortgage Association**, a corporation organized and existing under the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **Muhammad Khan (1590 S Ridge Trail Algonquin, IL 60102)**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is herety acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, ard to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$18,000 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED, GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT FOR GREATER THAN \$18,000 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 25-20-231-013-0000

PROPERTY ADDRESS(ES):

924 West 115th Street, Chicago, IL, 60643

12/17/12
S/K
SC/K
INDEX
AGENCY

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Fannie Mae a/k/a Federal National Mortgage Association

Katherine G. File
By

AS ATTORNEY IN FACT

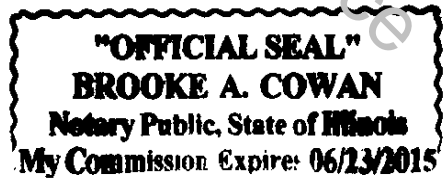
STATE OF IL)
COUNTY OF COOK) SS

I, Brooke A. Cowan under signed, a notary public in and for said County, in the State aforesaid, do hereby certify that Katherine G. File, personally known to me to be the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.



Signed or attested before me on 5 day of November 2012.
Brooke A. Cowan
NOTARY PUBLIC
06/23/15


My commission expires

This Instrument was prepared by
Aaron Simmons/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:
MUHAMMAD S KHAN
1590 SOUTH RIDGE TRAIL
ALGONQUIN IL 60102

REAL ESTATE TRANSFER	11/27/2012
 COOK	\$7.50
 ILLINOIS:	\$15.00
TOTAL:	\$22.50
25-20-231-013-0000 20121101600604 YSZCRB	

REAL ESTATE TRANSFER	11/27/2012
 CHICAGO:	\$112.50
CTA:	\$45.00
TOTAL:	\$157.50
25-20-231-013-0000 20121101600604 W0PJFN	

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EXHIBIT A

PLOT 23 IN E.M. MAY'S SUBDIVISION OF THAT PART OF THE EAST ½
OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY
OF PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD
(EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR 115TH STREET) IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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"EXHIBIT B"

NOTICE OF PAYMENT UNDER PROTEST OF TRANSFER TAXES

BY OR ON BEHALF OF

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Dear Recorder of Deeds, City or Village Clerk:

Re: Property Address: 924 West 115th Street Chicago, IL 60643

Property Index Number: 25-20-231-013-0000

Our office represents Federal National Mortgage Association ("Fannie Mae") in connection with certain transfers of real property in the state of Illinois. We understand that Chicago and/or Cook County is one of a number of in Illinois that impose the tax on transfers of real property (the "Transfer Tax") on the transfer of real property to or from Fannie Mae. We write this letter to notify you that Fannie Mae is exempt from paying the Transfer Tax imposed on the transfer of real property. Therefore, any Transfer Tax charged on behalf of or paid by Fannie Mae is hereby **paid under protest**.

As a federal instrumentality, Fannie Mae is not required to pay Transfer Taxes under Illinois law, County, City or Municipality ordinances. Further, requiring Fannie Mae to pay Transfer Taxes on the transfer of real property contravenes federal law under 12 U.S.C. § 1723a(c)(2). As such, this letter serves as a formal written notice that the payment of Transfer Taxes is **PAID UNDER PROTEST** and that (1) any Transfer Tax paid, or deducted from a sale deposit, for a property being conveyed to or from Fannie Mae is paid under protest and (2) Fannie Mae may seek to recover all or part of any Transfer Tax it pays pursuant to the inappropriate charge imposed upon Fannie Mae.

Very Truly Yours,



PIERCE & ASSOCIATES, P.C.